1. BUILDING CODE AND PROJECT INFORMATION	5. FIRE PROTECTION SYSTEMS	11. ENERGY COMPLIANCE	
APPLICABLE CODES	AUTOMATIC SPRINKLER SYSTEMS  1. AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED THROUGHOUT PER IBC 903.2	1. THE BUILDING SHALL COMPLY WITH ALL REQUIREMENTS PER IECC CHAPTER 4 FOR COMMERCIAL ENERGY EFFICIENCY 2. THE BUILDING THERMAL ENVELOPE HAS BEEN CALCULATED USING THE ENERGY PERFOMANCE MODEL CRITERIA, REFER TO M SHEETS 3. REFER TO EVS SHEET FOR ADDITIONAL COMPLIANCE CRITERIA	
BUILDING CODES  2012 INTERNATIONAL BUILDING CODE WITH 2013 TITLE 12 DCMR DC CONSTRUCTION CODES SUPPLEMENT AND AMMENDENTS  ELECTRICAL CODES  2011 NATIONAL ELECTRIC CODE	2. WHERE THE PROVISONS OF THIS CODE REQUIRE THAT A BUILDING OR A PROTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2"  3. STANDPIPE REQUIRED AS PER SECTION [F] SECTION 905	CODE - IECC COMPLIANCE	F
FUEL GAS CODES 2012 NATIONAL FUEL GAS CODE	FIRE EXTINGUISHERS	ITEM PART OF SCOPE CLIMATE ZONE 4 (GROUP R) R-VALUE PROVIDED  1-ROOFS	
MECHANICAL CODES 2012 INTERNATIONAL MECHANICAL CODE  PLUMBING CODES 2012 INTERNATIONAL PLUMBING CODE	1. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER IBC SECTION 906 2. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED ADN INSTALLED IN ACCORDANCE WITH NFPA 10 AND TABLE 906.3(1)	INSULATION ENTIRELY ABOVE ROOF DECK YES R-30ci R-30  METAL BUILDINGS NO R-19 + R-11 LS -  ATTIC AND OTHER NO R-38 -	
FIRE CODES 2012 INTERNATIONAL FIRE CODE  ENERGY CODES 2010 ASHRAE 90.1	MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED PER SECTION 907.2.8  1. GROUP R-1 (IBC 907.2.8.1); "A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH	2-WALLS, ABOVE GRADE         MASS       NO       R-11.4ci       -         METAL BUILDING       NO       R-13 + R-13ci       -	
GREEN CODES  2012 IGCC AS AMENDED BY 2013 <i>DC-Green Construction Code-Via Alt path LEED Certification, LEED ID 1000110428</i> ACCESSIBILITY CODES  2013 DISTRICT OF COLUMBIA CONSTRUCTION CODE AND ICC A117.1-2009 2010 ADA STANDARDS	SECTION 907.5 SHALL BE INSTALLED IN GROUP R-1 OCCUPANCIES EXCEPT AS NOTED IN 907.2.8.1 2. A VOICE ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH IBC 907.2.13.1	METAL FRAMED         YES         R-13 + R-7.5ci         R-15 + R-7.5ci; R-28 + R-7.5           WOOD FRAMED AND OTHER         NO         R-13 + R-3.8ci OR R-20         -           3-WALLS, BELOW GRADE         -         -	FILLAT -
SECTION 504 OF THE REHABILITATION ACT OF 1973 AMERICANS WITH DISABILITIES ACT (ADA)	SMOKE DETECTION REQUIRED COMFORMING TO SECTION 907.2.10.1  1. SINGLE- AND MULTIPLE-SECTION SMOKE ALARMS SHALL BE INSTALLED PER IBC 907.2.10 AND MEET THE REQUIREMENTS OF 907.2.11	BELOW-GRADE WALL         YES         R-7.5ci         R-13           4-FLOORS           MASS         YES         R-10.4ci         R-10	1432 K St. NW, SUITE 1100   WASHI DC   20005
ADDITIONAL CODES MDS MODULE 14, NFPA 101  BUILDING INFORMATION	<ul> <li>a. IN R-1 OCCUPANCIES SMOLE ALARMS SHALL BE LOCATED IN ALL SLEEPIN AREAS</li> <li>b. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT</li> <li>2. A SMOKE DETECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH IBC 907.2.13.1</li> </ul>	JOIST/FRAMING YES R-30 - 5-SLAB-ON-GRADE FLOORS	Ph: (202) 373-1535   PFARC.C
NAME OF PROJECT 35 NY AVE HOTEL		UNHEATED SLABS YES R-10 FOR 24" BELOW R-10 HEATED SLABS NO R-15 FOR 24" BELOW - 6-DOORS	ALTUS REALTY 1000 POTOMAC STREET NW, SUITE WASHINGTON, DC 20007 (202) 873-1773
LOCATION 35 NY AVE N.E. WASHINGTON DC ZONE D-5  NO. OF GUESTROOMS 154 ROOMS	FIRE-RESISTANCE RATED CONSTRUCTION (IBC 718) CONCEALED SPACES	NONSWINGING YES R-4.75	FMC & ASSOCIATES, LLC. 515 M ST SE
NO. OF STORIES 13 STORIES	1. DRAFTSTOPPING IN GROUPS R-1, R-2, R-3, AND R-4 (IBC 718.2.3 EXCEPTION 2) "DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1."	12. GREEN NOTES  1. THIS PROJECT SHALL COMPLY WITH ALL GUIDELINES FOR LEED v4 BD+C FOR CERTIFIED REQUIREMENTS	WASHINGTON, DC 20003 (202) 863-0911 VP ENGINEERING
BUILDING HEIGHT 130' -0" MAX + 10' PENTHOUSE  BUILDING TYPE HOTEL	GREEN ROOF REQUIREMENTS (IFC SECTION 3 AND IBC SECTION 15)	2. GC TO COMPLY WITH THE REQUIRED SECTIONS OF THE DC GREEN CONSTRUCTION CODE AS SUPPLEMENTED BY THE LEED CERTIFIED PROJECT REQUIREMENTS.  SECTION 4 - SITE DEVELOPMENT AND LAND USE	2815 COLISEUM CENTRE DRIVE, SU CHARLOTTE, NC 28217 (704) 372-7755
GROSS BUILDING AREA OCCUPANCY TYPE AND LOADS	ALL GREEN ROOF AREAS SHALL COMPLY WITH THE REQUIREMENTS OF IFC SECTION 317.2 AND 317.5 AND IBC SECTIONS 1505 AND 1507.16	406.1 BUILDING SITE WASTE MANAGEMENT REQUIREMENTS - NOT LESS THAN 75% OF THE LAND-CLEARING DEBRIS FROM A BUILDING SITE SHALL BE DIVERTED FROM LANDFILLS. LAND-CLEARING DEBRIS INCLUDES ROCK, TREES, STUMPS AND ASSOCIATED VEGETATION.	BOWMAN CONSULTING GROUP DC 888 17TH STREET NW, SUITE 510
USE/LEVEL R-1 OCCUPANCY TYPE: R-1: HOTELS (TRANSIENT PER IBC TABLE 310.3) M: MERCANTILE BASEMENT 4,378 GSF A-3: ASSEMBLY	a. ANY SINGULAR GREEN ROOF AREA SHALL NOT EXCEED 15,625 SF OR ANY MAXIMUM DIMENSION OF 125 FT IN LENGTH OR WIDTH b. A MINIMUM 6 FT WIDE CLEARANCE CONSISTING OF CLASS-A RATED ROOF SYSTEM MUST BE PROVIDED BETWEEN ADJACENT ROOFTOP	407 TRANSPORTATION IMPACT - NOT REQUIRED PER 2013 DC GREEN CODE. LEED - DO NOT EXCEED THE MINIMUM LOCAL CODE REQUIREMENTS FOR PARKIGN CAPACITY	WASHINGTON, DC 20006 (202) 750-2474
ST FLOOR 6,149 GSF ND FLOOR 6,176 GSF RD FLOOR 5,227 GSF TH FLOOR 5 245 GSF OCCUPANT LOADS:MAXIMUM FLOOR AREA PER OCCUPANT (IBC TABLE 1004.1	GARDENS  c. FOR ALL VEGETATED ROOFING SYSTEMS ABUTTING COMBUSTIBLE VERTICAL SURFACES. A CLASS A RATED ROOF SYSTEM MUST BE  ACHIEVED FOR A MINIMUM OF 6 FT WIDE CONTINUOUS BORDER PLACED AROUND THE ROOFTOP STRUCTURES AND ALL ROOFTOP  EQUIPMENT	408 HEAT ISLAND MITIGATION - THE HEAT ISLAND EFFECT OF A BUILDING AND BUILDING SITE DEVELOPMENT SHALL BE MITIGATED IN ACCORDANCE WITH SECTION408.2  408.2.1 SITE HARDSCAPE MATERIALS SHALL HAVE AN INITIAL SOLAR REFLECTANCE VALUE OF NOT LESS THAN 0.30 IN ACCORDANCE WITH ASTM E 1918 OR ASTM C 1549. CONCRETE PAVING WITHOUT ADDED COLOR OR STAIN SHALL COMPLY	
TH FLOOR TH - 13 FLOORS x9 FLOORS x9 FLOORS 3,245 GSF 5,267 GSF 47,403 GSF 47,403 GSF  CCCUPANT LOADS:MAXIMUM FLOOR AREA PER OCCUPANT (IBC TABLE 1004.7) 1. RESIDENTIAL: 200 GSF / PERSON 2. ASSEMBLY: 7 NSF / PERSON (PER MDS MODULE 14) 3. ASSEMBLY (RETAIL TBD): 15 NSF / PERSON	d. SUPPLEMENTAL IRRIGATION MUST BE PROVIDED TO MAINTAIN LEVELS OF HYDRATION NECESSARY TO KEEP GREEN ROOF PLANTS ALIVE AND TO KEEP DRY FOLIAGE TO A MINIMUM.  e. OVERGROWN VEGETATION, LEAVES, AND OTHER DEAD MATERIAL MUST BE REMOVED AT REGULAR INTERVALS NOT LESS THAN TWO	406.2.1 SITE HARDSCAPE MATERIALS SHALL HAVE AN INITIAL SOLAR REFLECTANCE VALUE OF NOT LESS THAN 0.30 IN ACCORDANCE WITH ASTM C 1949. CONCRETE PAVING WITHOUT ADDED COLOR OR STAIN SHALL COMPLY LEED - A VEGETATED ROOF ASSEMPBLY IS PROVIDED TO COMPLY. OTHER PERMEABLE MATERIALS WILL COMPLY WITH SOLAR REFLECTANCE VALUES PER CODE  409.1 - LIGHT POLLUTION CONTROL - UPLIGHT, LIGHT TRESPASS, AND GLARE SHALL BE LIMITED FOR ALL EXTERIOR LIGHTING EQUIPMENT AS DESCRIBED IN SECTIONS 409.2 AND 409.3.	
TOTAL GROSS AREA  74,578 GSF  3. UTILITY (ACCESSORY USE): 300 GSF / PERSON  4. STORAGE (ACCESSORY USE): 300 GSF / PERSON  5. BUSINESS (ACCESSORY USE): 100 GSF / PERSON	TIMES PER YEAR	EXCEPTIONS: LIGHTING USED FOR THE FOLLOWING:  1. SPECIALIZED SIGNAL, DIRECTIONAL, AND MARKET LIGHTING ASSOCIATED WITH TRANSPORTATION.  2. ADVERTISING SIGNAGE OR DIRECTIONAL SIGNAGE	
6. KITCHEN (ACCESSORY USE): 200 GSF / PERSON  C. GENERAL HEIGHT AND AREAS (IBC TABLE 503)	EMERGENCY RESPONDER RADIO (IFC SECTION 510)	3. LIGHTING INTEGRAL TO EQUIPMENT OR INSTRUMENTATION AND INSTALLED BY ITS MANUFACTURER 4. THEATRICAL PURPOSES, INCLUDING PERFORMANCE, STAGE, FILM PRODUCTION, AND VIDEO PRODUCTION 5. ATHLETIC PLAYING AREAS WHERE LIGHTINGIS EQUIPPED WITH HOODS OR LOUVERS FOR GLARE CONTROL	
GROUP R-1 (HOTEL TRANSIENT RESIDENTIAL)	1. EMERGENCY RESPONDER RADIO COVERAGE PROVIDED IN ACCORDANCE WITH 2012 IFC SECTION 510. SEE TECHNOLOGY DRAWINGS IF APPLICABLE	6. TEMPORARY LIGHTING 7. LIGHTING FOR INDUSTRIAL PRODUCTION, MATERIAL HANDLING, TRANSPORTATION SITES, AND ASSOCIATED STORAGE AREAS WHERE LIGHTING IS EQUIPPED WITH HOODS OR LOUVERS FOR GLARE CONTROL 8. THEME ELEMENTS IN THEME AND AMUSEMENT PARKS	-
CONSTRUCTION TYPE: IA AREA LIMITATIONS: UNLIMITED		9. ROADWAY LIGHTING REQUIRED BY GOVERNMENTAL AUTHORITIES 10. LIGHTING USED TO HIGHLIGHT FEATURES OF PUBLIC MONUMENTS AND REGISTERED LANDMARK STRUCTURES 11. LIGHTING CLASSIFIED FOR AND USED IN HAZARDOUS AREAS	
TYPICAL FLOOR SF: 5,267 SF	6. MEANS OF EGRESS	12. LIGHTING FOR SWIMMING POOLS AND WATER FEATURES  13. MEANS OF EGRESS AND EMERGENCY LIGHTING  14. LIGHTING FOR PUBLIC SAFETY  15. LIGHTING FOR SECURITY	
TOTAL BUILDING SF: 74,578 SF HEIGHT LIMITATIONS:	6. MEANS OF EGRESS  SEE DIAGRAMS ON A0010, A0011, AND 10012	VICINITY MAP	
HEIGHT ALLOWED:  HEIGHT PROVIDED:  ALLOWABLE FAR:  13 STORIES/130 FEET  13 STORIES/130 FEET  SEE ZONING SUMMARY	1.SECTION 1011 EXIT SIGNS (IBC 1011.1) "EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET (30480 MM) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICH EVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN."	VICINII I IVIAE	ר ש <u>ה</u> כ
ARKING REQUIREMENTS:  SEE ZONING SUMMARY	a. EXCEPTION 3: "EXIT SIGNS ARE NOT REQUIRED IN OCCUPANICES IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUP R-1, R-2, OR R-3."		$\parallel$ $\parallel$ $\parallel$ $\parallel$ $\parallel$
KING REQUIRED:  0 SPACES PER DC ZONING CHAPTER 11-C702  KING PROVIDED:  0 (ON-SITE)  7 LONG-TERM + 2 SHORT-TERM PER DC ZONING CHAPTER 11-C802	2. SECTION 1021 "THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR PUBLIC WAY."  2. SECTION 1027 F ACCESS TO A BURLIC WAY. "THE EXIT DISCULARDS SHALL BROWING A DIRECT AND UNDESTRUCTED ACCESS TO A BURLIC."	TENUE NE	
/CLE PARKING PROVIDED: 7 LONG-TERM + 2 SHORT-TERM	3. SECTION 1027.5 ACCESS TO A PUBLIC WAY; "THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.  a. EXCEPTION: "WHERE ACCESS TO A PUBLIC WAY CANNOT BE PROVIDED, A SAFE DISPERSAL AREA SHALL BE PROVIDED WHERE ALL OF THE FOLLOWING ARE MET:	DE VORK AVE.	
	<ul> <li>b. THE AREA SHALL BE OF A SIZE TO ACCOMMODATE AT LEAST 5 SQUARE FEET (0.46 SM) FOR EACH PERSON.</li> <li>c. THE AREA SHALL BE LOCATED ON THE SAME LOT AT LEAST 50 FEET (15240 MM)AWAY FROM THE BUILDING REQUIRING EGRESS</li> <li>d. THE AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA</li> </ul>	NEW YORK AVENUE	hitecture.
BUILDING ELEMENTS TYPES OF CONSTRUCTION (IBC 601)	4. SECTION 1008.1.2 DOOR SWING; "DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR GROUP H OCCUPANCY."	SITE	
Fire Rating Fire Rating Building Elements Required Provided Notes	5. SECTION 1009 STAIRWAYS a. (IBC 1009.4) STAIRWAY WIDTH; "SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES."	SITE SITE SITE SITE SITE SITE SITE SITE	
E-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601)  RUCTURAL FRAME  3 HOUR (IBC TABLE 3 HOUR 16" X 32" CONCRETE COLUMN 601.E)	b. EXCEPTION 1: "OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES"  c. (IBC 1009.5) HEADROOM; "STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROMA LINE CONNECTING THE EDGE OF THE NOSINGS."  d. (IBC 1009.7) STAIR TREADS AND RISERS: "STAIR RISER HEIGHTS SHALL BE 7 INCHESMAXIMUM AND 4 INCHESMINIMUMTREAD	A100 A100	ing busine
RIOR BEARING WALL  3 HOUR (IBC TABLE 601.E)  RIOR BEARING WALL  3 HOUR (IBC TABLE N/A	d. (IBC 1009.7) STAIR TREADS AND RISERS; "STAIR RISER HEIGHTS SHALL BE 7 INCHESMAXIMUM AND 4 INCHESMINIMUM TREAD  DEPTHS SHALL BE 11 INCHESMINIMUM."  e. (IBC 1009.8) STAIRWAY LANDINGS; "THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVE."	N STREET NE	
601.E) 601.E) 2HR BRICK VENEER ON MTL STUD ERIOR	7. INTERIOR FINISH (IBC TABLE 803.9 AND NFPA 101 SECTION 28.3.3)	PATTERSON STREET NE	Architects, I
BEARING WALLS AND PARTITIONS: INTERIOR 0 HOUR 1HR/2HR UL DESIGN # U-407, UL DESIGN # U-419  OR CONSTRUCTION 2 HOUR 2 HOUR 7" MIN. CONCRETE SLAB  OF CONSTRUCTION 1.5 HOUR 1.5 HOUR 10" MIN. CONCRETE SLAB	1. SPRINKLERED: a. FINISHES IN ALL SPACES IN OCCUPANCY GROUP R-1 SHALL BE A MINIMUM CLASS C OR BETTER b. FINISHES IN ALL SPACES IN OCCUPANCY GROUP U HAVE NO RESTRICTIONS		iter Fillat A
UPS I-2, R-1, R-2, R-3 (IBC 420) FOR SEPARATION WALLS (IBC 420.2) AND HORIZONTAL SEPARATION (IBC 420.3)	c. FINISHES IN ALL SPACES IN OCCUPANCY GROUP A-3 IN EXIT ENCLOSURES AND PASSAGEWAYS AND CORRIDORS SHALL BE MINIMUM CLASS B OR BETTER d. FINISHES IN ALL SPACES IN OCCUPANCY GROUP A-3 IN ROOMS AND ENCLOSED SPACES SHALL BE MINIMUM CLASS C OR BETTER	ZONING CLIMANA DV	Served. Pe
-RESISTANCE RATING OF DWELLING UNIT DEMIZING WALLS (IBC 708.1, 7083), WITH AUTOMATIC SPRINKLER SYSTEM	e. FINISHES IN ALL SPACES LABEL "RETAIL" ARE TO BE DETERMINED. ALL "RETAIL" SPACES ARE TO BE WARM-LIT-SHEEL OCCUPIED BY FUTURE TENANT  f. FINISHES IN ALL SPACES IN OCCUPANCY GROUP B SHALL BE A MINIMUM OF CLASS C OR BETTER	ZONING SUMMARY D-5  Zoning Data: District of Columbia DCMR Title 11 - Zoning Regulations  FLOOR AREA HEIGHT PENTHOUSE HEIGHT LOT REAR YARD SIDE YARD OF THE PROPERTY OF THE PR	Lights res
RIOR WALLS  1 HOUR  1 HOUR  UL DESIGN # U-419  E-RESISTANCE RATING OF FLOOR AND ROOF ASSEMBLIES (IBC 711.3) WITH AUTOMATIC SPRINKLER SYSTEM	g. FINISHES IN ALL SPACES IN OCCUPANCY GROUP S SHALL BE A MINIMUM OF CLASS C OR BETTER	Zone: D-5 Square: 671 Lot: 16  RATIO (MAX)  RATIO (MAX)  RATIO (MAX)  RATIO (MAX)  RATIO (MAX)  AREA REGULATION REFERENCE  NON BEG. 100 SEET. 100	\$ Inc. All
CRETE SLAB FLOOR 2 HOUR 2 HOUR CONCRETE SLAB  -RESISTANCE RATING OF CORRIDORS (IBC TABLE 1017.1), WITH AUTOMATIC SPRINKLER SYSTEM		FAR D-5 District: DCMR 11 Subtitle I § 539.1 - As achievable by permitted height & bulk FAR Proposed: 11.0 FAR, 70,200 gsf Proposed Gross Square Footage (FAR Only):  AS  (LOCATED AS  ACHIEVABLE AS  ACHIEVABLE BY PERMITTED YORK AVE, BY PERMITTED YORK AVE, BY PERMITTED  AS  (LOCATED  LOT  PROVIDED; IF PROVIDED, IT SHALL BE AT	at Architec
BEARING WALLS .5 HOUR 1 HOUR UL DESIGN # U-407, UL DESIGN # U-419	8. INTERIOR ENVIRONMENT (IBC CHAPTER 12)  1. VENTILATION AREA REQUIRED (IBC 1203.4.1); "THE OEPRABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL NOT BE LESS THAN 4	Ground Level 6,149 gsf – 0 rooms FAR Calculations:	Peter Fills
RESISTANCE RATING OF CLAY MASONRY WALLS (IBC TABLE 721.1(2)) OW BRICK, NOT FILLED  3.4"=2 HOUR 3.625" = 2 HOUR BRICK VENEER	PERCENT OF THE FLOOR AREA BÈING VENTILÂTED."  2. NATURAL LIGHT (IBC 1205.2); "THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM	Level 3       5,227 gsf – 14 rooms       Max. non-residential FAR - 6.5       MECHANITCAL SPACE         Level 4       5,245 gsf – 14 rooms       30,000 Credits FAR - 4.7       SPACE         Level 5       5,267 gsf – 14 rooms       Allowed FAR - 11.2       11,0 (NON)       130 FEET       10 FEET 1 STORY       07 %       NONE       SEE CIVIL SUBTILE I	ght 2018.
RESISTANCE RATING (IBC 713.4) AT SHAFT ENCLOSURES ORIES 2 HOUR 2 HOUR UL DESIGN # U-415	9.ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY (IBC 3202)	Level 6	© Copyri
ISE AND LAUNDRY CHUTE ENCLOSURES (IBC 713.13.1) BEARING SHAFT WALLS  2 HOUR  2 HOUR  UL DESIGN # U-415	1. BAY WINDOW PROJECTIONS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 3202.10.3.1 THROUGH 3202.10.3.4	Level 9 5,267 gsf – 14 rooms Level 10 5,267 gsf – 14 rooms Proposed FAR - 11.0  Level 11 5,267 gsf – 14 rooms Level 12 5,267 gsf – 14 rooms	В
JSE AND LAUNDRY CHUTE ROOMS (IBC 713.13.3) BEARING WALLS 2 HOUR 2 HOUR UL DESIGN # U-419		Level 12	
IINATION ROOM (IBC 713.13.4)  2 HOUR  2 HOUR  UL DESIGN REVISE FOR 2 HOUR	10.ACCESSIBILITY	Lot Occupancy Requirement: DCMR 11 Subtitle I § 202.1 – Maximum 100% Lot Occupancy Lot Occupancy Proposed: 97%	
ENTAL USE AREAS (IBC TABLE 508.4) AGE ROOMS > 100 SF 1 HOUR 1 HOUR UL DESIGN # U-407	1. ROOMS DESIGNATED AS ADAC ARE ACCESSIBLE ROOMS WITH COMMUNICATION FEATURES.      2. ROOMS DESIGNATED AS ADAM ARE ACCESSIBLE ROOMS WITH MOBILITY CLEARANCES	Rear Yard Requirement: DCMR 11 Subtitle I § 205.2 - None required Rear Yard Proposed: 0'	
LDING FIRE SEPARATION DISTANCES PER IBC TABLE 602	2. ROOMS DESIGNATED AS ADAM ARE ACCESSIBLE ROOMS WITH MOBILITY CLEARANCES  3. ROOM DESIGNATED AS ADAMC ARE ACCESSIBLE ROOMS WITH MOBILITY CLEARANCES AND COMMUNICATION FEATURES.	Side Yard Requirement: DCMR 11 Subtitle I § 206.1 – None required Side Yard Proposed: 0'	DESIGN DEVELOPMEN
FEET 1 HOUR SEPARATION	3. ROLL-IN SHOWERS ARE LOCATED IN ROOMS: 313, 411, 611, 1211, AND 1311	Building Height Requirement: DCMR 11 Subtitle I § 540.1 - 130'-0" max. Building Height Proposed: 130'-0" from top of curb to top of roof parapet, measured at the centerline of the building's front façade	CODE ANALYSI
FEET TO 30 FEET 1 HOUR SEPARATION EET TO 10 FEET 1 HOUR SEPARATION R EQUAL TO 30 FEET 0 HOUR SEPARATION	4. SEE ROOM MIX SUMMARY AND GUESTROOM MATRIX ON SHEET A0001 FOR MORE INFORMATION.	Penthouse Height Requirement: DCMR 11 Subtitle C § 1501 - It shall not exceed 20'-0" in height from the roof upon which it is located Penthouse Height Proposed: 10'-3" from Roof Level	
FIRE-RESISTANCE RATING REQUIREMENTS FOR OPENINGS	5. SEE ENLARGED GUESTROOM PLANS, ELEVATIONS AND BATHROOM PLANS, ELEVATIONS ON SHEETS A0520 - A0554 FOR DETAILS.	Penthouse Setback Requirement: DCMR 11 Subtitle C § 1502 – A distance equal to its height from the building wall of the roof upon which it is located Penthouse Setback Proposed: North Setback at 10'-3", South Setback at 10'-3"	PROJECT NO.: 18004 SCALE: 1/4" = 1
		Court Dimensions Requirement: DCMR 11 Subtitle I § 207.1 – Closed Court Width: 2.5 in./ft. of height of court; 12 ft. min.  Closed Court Area: Twice the square of the required width of court dimension; 250 sq. ft. min.  Court Dimensions Proposed: Court 1 @ 21'-3" x 44'-4", Height: 9'-3"	DATE: 01.17.20 REVISIONS:
PER TABLE 602 AND PER DCRA AMENDMENTS  ALLOWABLE AREA OF OPENINGS PER SECTION 705.8  CTION 707 - FIRE BARRIERS  VERTICAL EXIT ENCLOSURES, HORIZONTAL EXITS, INCIDENTAL USE AREAS,  DIFFERING OCCUPANCY SERABATIONS OF SERABATION AS INCIDENTAL FORCUPANCY INTO		Court 1 @ 22'-0" x 44'-4", Height: 94'-11"  Parking Requirement: DCMR 11 Subtitle I § 212.1 - N/A	SD SET 09/1 DD SET FOR MEININGER 12/2
DIFFERING OCCUPANCY SEPARATIONS OR SEPARATING A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS COMPLY WITH THIS SECTION VERTICAL EXIT ENCLOSURES 2 HOUR PER 1022.1 SHAFT ENCLOSURES 2 HOUR PER 713.4		Parking Proposed: None  Loading Requirement: DCMR 11 Subtitle C § 901.1 - Lodging; More than 50,000 to 100,000 sq. ft. gross floor area:  Loading Requirement: Loading Rouths Minimum Number and Size: 2 @ 12 feet wide and 30 feet does and 14 feet vertical clearance.	A DD SET FOR PRICING 01/2
SHAFT ENCLOSURES 2 HOUR PER 713.4  CTION 708 - FIRE-PARTITIONS FIRE PARTITIONS SHALL EXTEND FROM TOP OF FLOOR ASSEMBLY BELOW TO THE UNDER SIDE OR THE FLOOR/ROOF SLAB OR DECK ABOVE OR TO THE FIRE		Loading Berths - Minimum Number and Size: 2 @ 12 feet wide and 30 feet deep and 14 feet vertical clearance Loading Platforms - Minimum Number and Size: 2 @ 100 sf and 8 feet wide Service/Delivery Loading Spaces - Minimum Number and Size: Not required Loading Provided: Loading Berths - 2 @ 12 feet wide and 30 feet deep and 14 feet vertical clearance	
DWELLING SEPARATIONS  1 HOUR  PER 708.3  CORRIDOR WALLS  ONDER SIDE OR THE FLOOR/ROOF SLAB OR DECK ABOVE OR TO THE FIRE  RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE PER 706.4  1 HOUR  PER 708.3  CORRIDOR WALLS  0.5 HOUR  PER 708.3 EXCEPTION 1		Loading Provided:  Loading Provided:  Loading Platforms - 2 @ 12 feet wide and 30 feet deep and 14 feet vertical clearance  Loading Platforms - 2 @ 100 sf each  Service/Delivery Loading Spaces - Not provided	
CTION 716 - OPENING PROTECTIVES: RATED ASSEMBLY RATED PROTECTED OPENING ENING PROTECTIVE FIRE-PROTECTION		Green Area Ratio Requirement: DCMR 11 Subtitle I § 208.1 – Minimum GAR .20 for D-5 Green Area Ratio Provided: SEE CIVIL SHEETS CIV07XX	
ATINGS PER TABLE 716.5 2 HOUR VERTICAL EXIT ENCLOSURES 1.5 HOUR 1 HOUR CORRIDOR WALLS 20 MIN 1 HOUR FIRE SEPARATION OR FIRE PARTITIONS 45 MIN		Front Build-To Line:  DCMR 11 Subtitle I § 203.1 - At least 75% of each newly constructed building wall fronting a street shall be constructed to or within 4 ft. of the property line between the subject lot and the abutting street right-of-way, to a height of at least 15 ft. above the higher of the building's measuring point or the level of the curb from which the building is drawing its height. (Building to comply)	<b>A O O O O</b>
2 HOUR FIRE WALL 1.5 HOUR			HUUU
1 2	3	5	